

WAIKALANI WOODLANDS

ASSOCIATION OF APARTMENT OWNERS

SPECIAL ISSUE SUMMER 2020

PLEASE READ

Special Newsletter Issue

This special issue of the Waikalani Woodlands newsletter is about the ballot all owners received. Please read, and please vote YES on your ballot. If you have any questions, contact the Board of Directors or the office at 623-1532.

\$150 HOA Increase???

If This Vote Isn't Passed

The Board of Directors of Waikalani Woodlands is imploring that you vote YES to the ballot that was recently sent to you, regarding the removal of a sentence from our Bylaws, regarding the amount of an insurance deductible for WWAOAO.

If you've lived at Waikalani Woodlands for any length of time, you may have been on the receiving end of a leak that came from a unit somewhere above you. Normally, insurance companies are contacted, and extraction companies arrive to start to dry out floors and walls.

One of the things an insurance company wants to review is what a property's bylaws dictate should be done in circumstances like this. And, unfortunately, our bylaws in their current version state that the AOA's deductible shall not exceed \$100.

That was in late 1970's dollars. In today's world, our AOA deductible is \$25,000. There is no insurance deductible that can be obtained for a property like ours for only \$100.

You might think this is a windfall for the unit that caused the leak. You might think "Great! I'm only on the hook for \$100 and the AOA will pay the rest."

However, that assumption is wrong. EVERYONE PAYS.

If left unchanged, this will cause a major ripple effect that will affect all owners very

soon, as the board will begin planning for the 2021 budget.

When the AOA is forced to cover the remainder of a \$25,000 deductible, it has to come from our owners, collectively, from the HOA fees we pay to the Association every month.

Those HOA fees are *supposed* to pay for our share of upkeep for our property, for trimming the landscape, tending to trash removal, cleaning the walkways and making repairs. Part of it also gets earmarked for capital projects such as the upkeep of our elevators, which is an ongoing project.

If left unchanged, we need to add something else to what our HOA fees will cover, and that is to make up the shortfall of the \$25,000 deductible. It was determined that this would **add \$150 per month** to each owner's share of their HOA fees. This increase is based on the number of leaks we've been experiencing at Waikalani Woodlands, due to the aging of our property.

This could make it more difficult to sell your unit if you suddenly have one of the highest HOA fees in Mililani.

Can you afford to pay an extra \$150 per month? We know we would be hard pressed to but the money will need to come from somewhere.

This can be avoided if we remove that sentence from the bylaws that states the deductible shall not exceed \$100. **THAT IS ALL WE ARE CHANGING WITH THIS VOTE.**

You should have received a ballot by now requesting your vote. We have received about 30% yes votes so far, and need 66% approval to pass this change. If you have misplaced your ballot, a copy is provided with this email. If you need help mailing it back to Cadmus please contact the WWAOAO office at 623-1532.

PLEASE RETURN YOUR BALLOT WITH A YES VOTE. 🌴

CONTACT INFORMATION

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Cadmus Properties

WWAOAO Board Members

President: Jim Guzior

Vice President: Merle Kobashigawa

Treasurer: Sophie Kiper

Secretary: Carole Amrhein

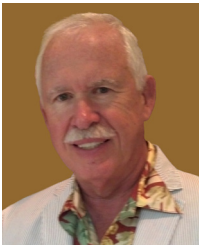
Director: Phil Sunada

Director: Tony Goodrum

Director: Cyril Washington

If you wish to email the Board members, send the email to the RM. A copy will be sent to each Board member.

Your Board of Directors



Jim Guzior
President



Merle Kobashigawa
Vice President



Sophie Kiper
Treasurer



Carole Amrhein
Secretary



Phil Sunada
Director



Tony Goodrum
Director



Cyril Washington
Director

**Recommends everyone to
VOTE YES ON THE BYLAWS BALLOT**

Waikalani Woodlands
Association of Apartment Owners
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